



Date: June 24, 2021

ADDENDUM NO: THREE

TO ALL OFFERORS:

REFERENCE: RFP No: 2021-032-RFP-06293
 Commodity: Courts Complex Addition and Renovation – Step 2
 RFP Closing On: June 29, 2021 at 3:00pm

Please note the clarifications and/or changes made to this solicitation:

1. Please **REPLACE** previously issued Attachment A: Form of Price Proposal (Bid Form), with the attached, Attachment A: **Revised Form of Price Proposal**, as noted in Question and Answer 1 below. This form supersedes all other and its entirety.
2. Please see the following Questions and Answers:

Q1	Page 10 of 118 of the RFP (Form of Price Proposal) states to include costs for General Conditions / Fee for 1,349 days. However, the construction timeline included as Attachment M, Project Schedule, does not seem to match that duration from NTP to Final Completion. Should the General Conditions be based on the Price Proposal not the project schedule? Please provide clarity.
A1	Please use the corrected Bid Form in this addendum. (Attachment A revised 6.22.21)
Q2	Would it be possible to obtain a copy of the 3D model the Architect used for rendering for our use in developing site logistics plans?
A2	Please see attached Site Survey, 3D model is not available to share at this point in time.
Q3	Have the water/sewer, gas, phone and power companies been alerted to the project yet? Will it be the CM's responsibility to manage the planning process with the utility companies?
A3	Contractor will be responsible for coordination.
Q4	Is underpinning expected at the Levy Building or the Jessup House foundations
A4	Yes
Q5	Is the county aware of any upcoming road work around the site – both for our awareness, and to potentially plan any utility tie-ins in the street so that they do not require removal of recent paving.
A5	There is not currently any road work planned in the area.
Q6	Please confirm if any inspection besides county inspection will be required to put the new holding cells into operation.
A6	There are no special inspections needed for the holding cells.

Q7		Please confirm if county will pay power/water/gas utility costs for Jessup House or whether CM should include in GCs.
	A7	County will pay utilities for the Jessup building as long as they are not being abused.
Q8		For planning / pricing purposes, please provide space allocation information for offices and any conference room space within the existing Jessup Building that can be temporarily utilized by the Contractor during construction of Phase 1 and 2 work.
	A8	There are 3- 4 offices that can be utilized for the contractors that will be available for both Phase 1 and Phase 2.
Q9		Please confirm that Albemarle County Contract Between Owner and Construction Manager at Risk For Part 1 – Pre-Construction Phase Services will be Form AC-9. If so, please provide a copy.
	A9	The County is in the process of drafting a contract for Albemarle County Contract Between Owner and Construction Manager at Risk and will share with the selected offeror(s) once it is available.
Q10		Please confirm if SWaM participation is required for the Courts Complex Addition and Renovation project.
	A10	This is not a requirement.
Q11		Section IV.5.e. of the Proposal Preparation and Submission Instructions (noted on page 5 of the RFP) states “Each paragraph in the proposal should reference the paragraph number of the corresponding section of the RFP.” Please advise if clearly denoting the RFP requirement at the top of each page would be acceptable. If each paragraph should be numbered individually, could you please provide an example of acceptable format?
	A11	This is acceptable.
Q12		Volume I, Section 2, Question f (noted on page 7 of the RFP) states: “Provide at least three references for each of the proposed operational team members, as it relates to work of a similar nature to that described herein was performed within the past ten years. The reference should include the name, title, address, phone number, and email for the person on the owner’s team most intimate with the details of project being referenced. See Attachment “B” - Offeror Data Sheet.” The Offeror Data Sheet appears to be firm references rather than individual references, and the form is requested in Volume II, Section B as well (as noted in Volume II, Section 4 – Additional Information). Please advise if three Owner and Architect references provided on the resume for each key team member will be acceptable in Volume I.
	A12	It is acceptable to provide three Owner and Architect references for each key team member on their resume. The firm’s references should be on the Offeror Data Sheet.
Q13		Based on current traffic flow patterns in and around the Albemarle Courts Complex, please advise as to the preferred truck routing to the phase 1 and 2 construction sites to inform our logistics planning.
	A13	It is the County’s goal to hear each vendor’s plan of how they anticipate routing materials to the site. The city prefers the use of the RT. 250 and East High Street as the main corridors into the sites.

- All other terms and conditions of the solicitation remain unchanged. Sealed proposals must be received in accordance with the solicitation requirements by **3:00pm on Tuesday, June 29, 2021**. Late proposals will not be considered.

4. A **signed acknowledgement of this addendum** must be received by this office attached to your proposal document. Signature on this addendum does not constitute your signature on the original proposal document. The original proposal document must also be signed.

Sincerely,
Sharon Cash
Sharon Cash, VCO, VCCO
Phone: (434) 296-5854

Attachments:

- Revised Attachment A - Form of Price Proposal
- Drawing: Existing Conditions: Topographic Survey

Name of Firm

Signature/Title

Date

Printed Name



**Form of Price Proposal
Construction Manager “At Risk” Services (CMAR)
Step 2**

Date: _____, 2021

Project: Courts Complex Addition and Renovation

To: _____

From: _____

In compliance with and subject to your Request for Proposal dated _____ and the documents therein specified, all of which are incorporated herein by reference, the undersigned proposes to furnish all labor, equipment, and materials, to perform all Work necessary, and to provide all services required for Part 1, preconstruction services, for the Project, as well as to provide all required insurances, bonds, and other items set forth in the Request for Proposal and the Amendments noted below, for and in consideration of the following amounts:

1. Preconstruction Services Fee: (lump sum): \$ _____
 - i. Offeror shall also complete the Preconstruction Phase Team Work Plan at Attachment J and include in tab d. “CMAR Fee” below.
2. General Conditions Fee (lump sum) – include a specific listing of General Conditions items and each item’s associated cost based upon a 1,031 day schedule. Offeror shall complete Attachment “I” worksheet. It is essential that all anticipated General Conditions requirements are included in the lump sum entered below and described in detail on the attached General Conditions Worksheet (Attachment I). This includes any “field requirements” or “field engineering” for self-performed work. As a general rule, no additional General Conditions, “field conditions” or “field engineering” will be subsequently authorized unless there are compelling reasons for doing so.

TOTAL GENERAL CONDITIONS FEE (lump sum): \$ _____

The amount per day that can be added or subtracted from the total general conditions amount for adjustment in the construction schedule when establishing the GMP or relative to change orders for adjustments in general conditions shall be the Total General Conditions Fee amount divided by the number of days listed above. (This is calculated on the General Conditions Worksheet, DGS-30-468.)

\$ _____ /day

3. Insurance and Taxes Fee (stated as a percentage of the Cost of the Construction Work):

_____ %

4. CMAR Fee (lump sum):

i. Part 1- Preconstruction Services Fee: \$ _____

ii. Part 2 – Construction Work East Site (GDC) Fee: \$ _____

iii. Part 3 – Construction Work West Site (CC) Fee: \$ _____

TOTAL CMAR FEE: \$ _____

5. Billable Hourly Rates for On-Site Staff:

#	Position	Regular Rate
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

It is understood and agreed that this Price Proposal may only be modified by mutual written agreement through subsequent negotiations with the Owner or as otherwise permitted by the Request for Proposal.

Name and Address of Submitting Firm/Offeror:

Date: _____

By _____
(Signature in Ink)

Typed Name: _____

_____ Zip: _____

Title: _____

FEIN/SSN # _____

Telephone No. (____) _____

Virginia Contractor's Number: _____

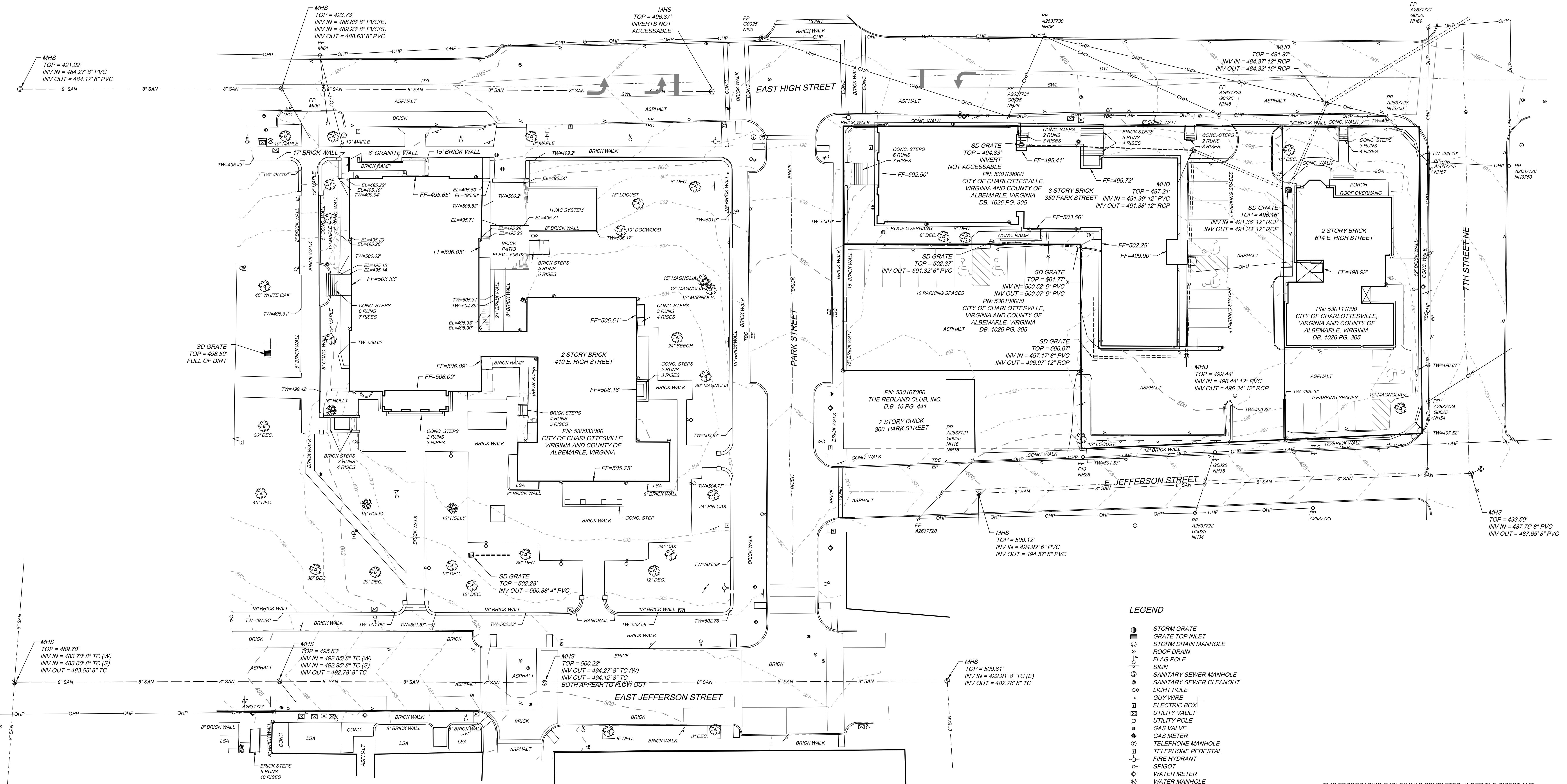
SCC ID No.: _____

Attachments:

Attachment I - General Conditions Worksheet

Attachment J- Pre-Construction Phase Team Work Plan

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- LEGEND**
- STORM GRATE
 - GRATE TOP INLET
 - STORM DRAIN MANHOLE
 - ROOF DRAIN
 - FLAG POLE
 - SIGN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - LIGHT POLE
 - GUY WIRE
 - ELECTRIC BOX
 - UTILITY VAULT
 - UTILITY POLE
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - SPIGOT
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - TRAFFIC SIGNAL POLE
 - TRAFFIC CONTROL VAULT
 - EDGE OF ASPHALT PAVEMENT
 - OVERHEAD POWER/UTILITIES
 - PP POWER POLE
 - CONC. CONCRETE
 - TW TOP OF WALL
 - FF FINISHED FLOOR ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLY VINYL CHLORIDE PIPE
 - EP EDGE OF ASPHALT PAVEMENT
 - EB EDGE OF BRICK
 - TBC TOP BACK OF CURB
 - DEC DECIDUOUS TREE
 - LSA LANDSCAPE AREA
 - DYL DOUBLE YELLOW LINES
 - SWL SINGLE WHITE LINE

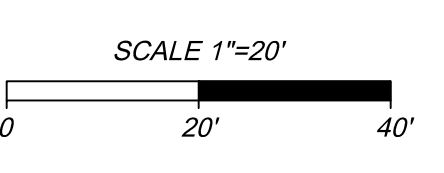
NOTES:

- HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE, VERTICAL DATUM IS BASED ON NAVD88. DATUM ESTABLISHED THROUGH LEICA SmartNet RTK OBSERVATIONS.
- TOPOGRAPHIC DATA DEPICTED HEREON IS BASED ON CURRENT FIELD SURVEY BY THIS FIRM COMPLETED ON OCTOBER 8, 2020 WITH ADDITIONAL DATA OBTAINED DECEMBER 18, 2020.
- NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
- THIS IS NOT A BOUNDARY SURVEY. PROPERTY INFORMATION SHOWN HEREON IS BASED UPON DOCUMENTS RECORDED IN THE CITY OF CHARLOTTESVILLE CIRCUIT COURT. MONUMENTS RECOVERED AND SHOWN ARE INCIDENTAL TO SURVEY LIMITS.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PAUL N. HUBER, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: SEPTEMBER 11, 16 & 22 OCTOBER 8, 2020 WITH ADDITIONAL SURVEY OBTAINED DECEMBER 17, 2020. THIS FLAT MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

**EXISTING CONDITIONS
TOPOGRAPHIC SURVEY
CITY OF CHARLOTTESVILLE, VIRGINIA
AND COUNTY OF ALBEMARLE, VIRGINIA**
TAX MAP PARCELS: 530033000, 530108000,
530109000 AND 530111000

Date: Oct. 8, 2020	Scale: 1"=20'
Sheet 1 of 1	J.N.:46372
Drawn by: PNH	Checked by: JCM
Revised: Dec. 18, 2020	



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

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